

**TOWN OF SOMERS  
ZONING BOARD OF APPEALS  
600 MAIN STREET  
SOMERS, CT 06071**

**REGULAR MEETING MINUTES  
TUESDAY, MAY 8, 2012**

**Town Hall Lower Level Conference Room-7:30 P.M.**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Robert Minch at 7:30 pm. Members in attendance were: Vice-Chairman Barbara Flebotte, Frederick Krein, Jerome Young, Lucas Cherry, Daniel Marceau, and Dean Hills.

Absent: BJ Ferro III

**PUBLIC HEARING**

- 1. Robert Kozaczka, Jr., of 42 Kibbe Dr. is seeking a variance of 23 Ft. from the required 25 Ft. of the Somers Code Section 214-98.**

Public Notice was read to the audience.

Mr. & Mrs. Kozaczka were present for the hearing. Mr. Kozaczka made a presentation to the Board regarding wanting a variance to place a 10 Ft. x 16 Ft. shed in his backyard at 42 Kibbe Dr. He owns 1/3 of an acre lot and wants to place the shed 2 Ft. from the property line. It was noted by Chairman Minch that in 2010 the adjacent neighbors also had a variance unanimously granted by the Board. It was noted in a diagram from Mr. Kozaczka that the septic system would not be in the way or underneath the shed. Appropriate notices were sent out to all abutters regarding the placement of the shed. Mr. Kozaczka showed the Board proof from the Post Office that proper notices were sent.

**PUBLIC HEARING DISCUSSION/DECISION**

- 1. Robert Kozaczka seeking a 23 Ft. variance at the rear of his 1/3 acre property at 42 Kibbe Dr.**

It was noted by Chairman Minch that this variance is in keeping with previous variances granted within that area. It was agreed upon by Board members that no neighbor's view would be obstructed by the new shed.

Motion to end discussion and vote on the application by Hills; seconded by Cherry. Motion carried. Variance granted unanimously. Public Notice to be published in the *Journal Inquirer*.

**II. OLD BUSINESS**

- 1. NEW SECRETARY**

Motion to nominate Dean Hills as new Secretary by Chairman Minch. Seconded by Marceau. Mr. Hills elected unanimously

**III. NEW BUSINESS**

**1. Frederick Krein is resigning as Board member as of May 25, 2012.  
A new regular Board member is needed.**

Mr. Krein was thanked for his service on the ZBA.

It was noted that there is no candidate currently available to serve as a regular member. Anyone with suggestions for a possible candidate should contact Chairman Minch or First Selectman Lisa Pellegrini.

**2. New Town of Somers Applicants Guide.**

Board members discussed edits to the new publication. It was suggested that it would be helpful to have a table of contents in the new guide. The following edits/changes were suggested on the noted pages:

**Page 3-** Note- five “regular” members. Add word regular.

**Page 5-** Put definition of *Abutters* in the publication to ensure the general public understands the term. Also, clarify the wording on the page to state, five *regular* members.

**Page 7-** Add “or online” after Town Hall in second sentence. Advise that applicants must notify abutters.

**Page 8-** Clarify the variance approval process of 15 days. It was decided that Vice-Chairman Flebotte will email suggestions to Mr. Minch and then he will discuss edits with Michael D'Amato to make appropriate changes.

**Page 9-** Change the wording to state, *Applicant to submit*, in the first two boxes/bullets.

**Page 10-** Remove, *The decision*, and replace with, *An approval*.

**Page 13-** Clarify by adding the word, *Zone*, in the description column, Line 2.

**Page 15-** Board members agreed to keep names out on this page since names would be changing on occasion.

The changes mentioned above will be submitted to Michael D'Amato by Chairman Minch for editing. The Board will review the changes at a later date. Add to Old Business.

**IV. CORRESPONDENCE AND BILLS**

There was a change noted in paying bills for the *Journal Inquirer*. It is not necessary for the Board to approve the cost of these bills. The Chair will sign off regarding the publication.

**V. MINUTES APPROVAL: MARCH 13, 2012**

Motion to approve minutes from last meeting with extensive changes was made by Chairman Minch.

Seconded by Krein. Motion approved unanimously.

**VI. ADJOURNMENT**

Mr. Krein made motion to adjourn the Zoning Board of Appeals regular meeting at 8:42 pm. Seconded by Marceau. Motion approved unanimously

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT SUBSEQUENT MEETING
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